

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Harry R. Hild, Jr.
505 Epsom Road Apt. A
Towson, Maryland 21204

RE: Item No. 194 - Case No. 85-228-A
Petitioner - Harry R. Hild, Jr.
Variance Petition

Dear Mr. Hild:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, bsc

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

January 23, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #194 (1984-1985)
Property Owner: Harry R. Hild, Jr.
(Contract Purchaser)
S/W cor. Linden Terrace & Centre Ave.
Acres: 50' x 125'
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Linden Terrace and Centre Avenue shall ultimately be improved as 40-foot rights-of-ways based on the centerline of the existing roads and shall have a fillet established at the intersection.

As no other public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Markley
JAMES A. MARKLEY, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

2/1/85
Re: Zoning Advisory Meeting of 1/16/85
Item # 194
Property Owner: Harry R. Hild, Jr.
Location: SW/Cor. Linden Terrace & Centre Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
(X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
(X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
(X) A record plat will be required and must be recorded prior to issuance of a building permit.
(X) The access is not satisfactory.
(X) The circulation on this site is not satisfactory.
(X) The parking arrangement is not satisfactory.
(X) Parking calculations must be shown on the plan.
(X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
(X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
(X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
(X) The amended Development Plan was approved by the Planning Board on...
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
(X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is...
(X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:

Eugene A. Borer
Chief, Current Planning and Development

cc: James Hoswell



PAUL H. REINCKE
CHIEF

January 23, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harry R. Hild, Jr. Contract Purchaser

Location: SW/Cor. Linden Terr. & Centre Ave.

Item No.: 194 Zoning Agenda: Meeting of 1/16/85

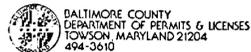
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
() 6. Site plans are approved, as drawn.
() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Pat O'Connell* 1-27-85 Noted and Approved: *Larrel M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

January 23, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 194 Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry R. Hild, Jr. (Contract Purchaser)
Location: S/W Corner Linden Terrace and Centre Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side yard setbacks of 6' and 7' in lieu of the required 25' and 10', respectively and to permit lot widths of 50' instead of the required 55'.

Address: _____
District: 9th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82... and other applicable Codes.
(B) A building/ & other miscellaneous permit shall be required before beginning construction.
(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 4107 and Table 4102, also Section 503.2.
F. Requested variance appears to conflict with the Baltimore County Building Code, Section/...
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 5, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-219-A, 85-220-A, 85-221-A, 85-223-A,
SUBJECT: 85-224-A, 85-225-A, 85-228-A, 85-229-A, and 85-230-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf





BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1985

Mr. Harry R. Hild, Jr.
505 Epsom Road, Apt. 2-A
Towson, Maryland 21204

RE: Petition for Variance
SW/cor. Linden Terrace and Centre Ave.
(111 Linden Terrace)
Harry R. Hild, Jr. - Petitioner
Case No. 85-228-A

Dear Mr. Hild:

This is to advise you that \$51.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 004997

DATE 2/13/85 ACCOUNT R-01-615-000

AMOUNT \$ 51.50

RECEIVED FROM: Harry R. Hild, Jr.

FOR: Advertising and Posting Case #85-228-A

B 8000*****51501a 0135F

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003157

DATE 1/19/85 ACCOUNT R-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Harry R. Hild, Jr.

FOR: Hand 14 1984

B 8000*****35001a 0035F

VALIDATION OR SIGNATURE OF CASHIER

January 15, 1985

Mr. Harry R. Hild, Jr.
505 Epsom Road, Apt. 2-A
Towson, MD 21204

NOTICE OF HEARING

RE: Petition for Variance
SW/cor. Linden Terrace and Centre Ave.
(111 Linden Terrace)
Harry R. Hild, Jr. - Petitioner
Case No. 85-228-A

TIME: 10:30 a.m.

DATE: Thursday, February 14, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

PETITION FOR VARIANCES

LOCATION: Southwest corner of Linden Terrace and Centre Avenue (111 Linden Terrace)

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit side yard setbacks of 4 feet and 7 feet in lieu of the required 20 feet and 10 feet, respectively and to permit lot widths of 80 feet instead of the required 85 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Jan. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 24, 1985

THE JEFFERSONIAN,

B. Venetok
Publisher

Cost of Advertising
\$20.00

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCES

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PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
02/14/1985

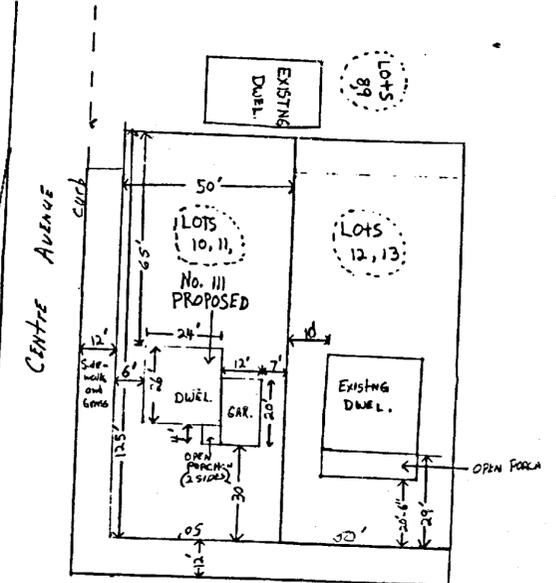
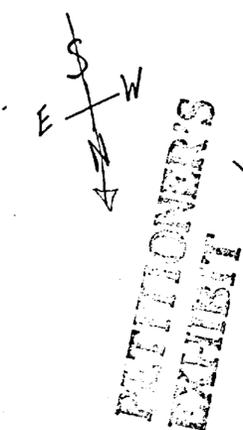
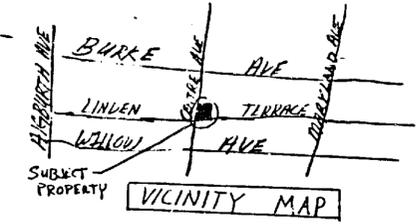
85-228-A

Towson, Md. 2/13 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 23rd day of 1985

The TOWSON TIMES

M. Angelle
Cost of Advertisement: \$ 26.50

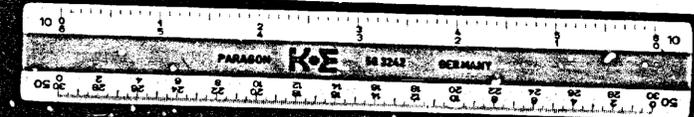


LINDEN TERRACE

Proposed House is in line with or setback further than houses within 200' of the subject property.

PLAT FOR ZONING VARIANCE
OWNER - BARBARA F. BACHUR
DISTRICT - 9 ZONED DR 5.5
SUBDIVISION - TOWSON MANOR
LOT 10, 11, W.P.C. #5-79
EXISTING UTILITIES IN LINDEN TERRACE and CENTRE AVE
SCALE: 1" = 30'

Hand #194
Revised



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-228-A
10:20 A.M.

District: 924 Date of Posting: 1/25/85
Posted for: Variance - side yard setbacks - lot widths
Petitioner: Harry R. Hild, Jr.
Location of property: SW/cor. Linden Terrace & Centre Ave.
Location of Signs: Facing Linden Terrace, approx. 25' from roadways of Linden & Centre, on property of petitioner.
Remarks:
Posted by: *M. Stahly* Date of return: 2/6/85
Number of Signs: 1